

Document #5123

Adopted

DECEMBER 8, 1988

MEMORANDUM

TO: BOSTON REDEVELOPMENT AUTHORITY AND
STEPHEN COYLE, DIRECTOR

FROM: LINDA BOURQUE, ASSISTANT DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
GAY FORBES, DEPUTY DIRECTOR FOR
NEIGHBORHOOD PLANNING AND ZONING
JOSEPH WALLING, ZONING OFFICER

SUBJECT: BOARD OF APPEAL REFERRALS

Recommendations on 45 zoning petitions have been prepared by
Authority staff for transmittal to the Board of Appeal.

<u>Neighborhoods</u>	<u>Approval</u>	<u>Recommendations</u>			<u>Deferral</u>
		<u>Denial</u>	<u>Denial w/o Prejudice</u>		
Allston-Brighton					3
Back Bay					
Beacon Hill	1				
Charlestown	1				
Chinatown	1				
City Proper					
Dorchester	7	1	1		2
East Boston	3	1			
Fenway					
Government Center					
Hyde Park	1	1	1		
Jamaica Plain					3
Kenmore					
Mattapan	1				
North End	1				
Roslindale	4				
Roxbury			1		2
South Boston	3	1			1
South Cove					
South End		1			
West Roxbury			1		

Allston-Brighton

Deferral Z-12148. 401-419 Washington St. Stores, video rental, teller machine.

NPZ4/10.BM
112388/1

Deferral Z-12159- 20 Larch and 97 Kenrick Sts. One family dwelling.
 12160.

Deferral Z-12175. 590 Cambridge St. Two to three family dwelling.

Beacon Hill

Approval Z-12168. 13 Lindall Place. Three apartments.

Charlestown

Approval Z-12171. 41 Baldwin St. One to two family dwelling.

Chinatown

Approval Z-12142. 11-13 Edinboro St. Convert to storage, retail, offices.

Dorchester

Approval Z-12083. 16 Rockne Ave. Addition rear deck.

Approval Z-12129. 1809-1813 Dorchester Ave. Storage of paints, building
equipment material.

Denial Z-12132. 321-323 Freeport St. Take-out restaurant, repair shop
garage.

Approval Z-12133. 16 Greenmount St. Legalize two family dwelling.

Denial Z-12134. 210-214 Washington St. Convert to auto repair garage.
w/o
Prejudice

Approval Z-12136. 623 Adams St. Enclose porches.

Deferral Z-12137. 3 Herbert St. Group home.

Deferral Z-12138- 93 Barry and 42 Richfield Sts. Subdivide.
 12139.

Approval Z-12143. 1 Hartford St. Enclose porches.

Approval Z-12158. 27 Athelwold St. One to two family dwelling.

Approval Z-12243. 50 Saxton St. Extend apartment to basement.

East Boston

Approval Z-12153. 14-16 St. Andrew Rd. Enclose porches.

Denial Z-12176. 127-129 London St. Three to five family dwelling.

Approval Z-12178. 253 Lexington St. Basement living space.
Approval Z-12186. 454 Meridian St. One to two family dwelling.

Hyde Park

Approval Z-12181. 7 Danny Rd. One family dwelling.
Denial Z-12192. 27 Walnut St. Garage addition.
Denial Z-12259. 850 Hyde Park Ave. Two family dwelling.
w/o
Prejudice

Jamaica Plain

Deferral Z-12155. 81 Mozart St. Review of community.
Approval Z-11616. 39 St. John St. Legalize three family dwelling.
Deferral Z-12163. 162-172 South St. Convert to offices and stores.
Approval Z-12194. 38 Paul Gore St. Legalize three family dwelling.
Deferral Z-12201. 69 Paul Gore Street, Enclose porches.

Mattapan

Approval Z-12165. 223 Kennebec St. Addition.

North End

Approval Z-12187. 3 Wiget St. Two family dwelling.

Roslindale

Approval Z-12154. 20 Maynard St. One to two family dwelling.
Approval Z-12157. 12 Colbert St. Two to three family dwelling.
Approval Z-12198. 16 Heathcote St. Addition.
Denial Z-12264. 740 American Legion Highway. Lubritorium center.

Roxbury

Deferral Z-12135. 120 Blue Hill Ave. Addition.
Denial Z-12156. 7-8 Quincy Place. Two family townhouse.
w/o
Prejudice

Deferral Z-12169. 93A-93 Burrell St. Three to five apartments.

South Boston

Deferral Z-12179- 116-118 West Seventh St. Parking lot.
12190.

Denial Z-12197. 746H-746 East Third St. Two to three family dwelling.

Approval Z-12200. 596-598 East Third St. Legalize to family dwelling.

Approval Z-12269. 21 Ticknor St. Addition.

Approval Z-12308. 4-4C Mercer St. Four apartments.

South End

Denial Z-12170. 418 Columbus Ave. Excessive density.

West Roxbury

Denial Z-12204. 2171 Centre St. Addition.
w/o
Prejudice

BOARD OF APPEAL REFERRALS

DECEMBER 8, 1988

Hearing

- | | | | |
|-----|---------------|----------|---|
| 1. | Z-11616 | 12/20/88 | Thomas C. & Virginia Stewert
39 St. John Street, Jamaica Plain |
| 2. | Z-12083 | 12/13/88 | Paul & Mary Redmond
16 Rockne Street, Dorchester |
| 3. | Z-12129 | 12/6/88 | John K. Kennedy, Trustee
1809-1813 Dorchester Avenue, Dorchester |
| 4. | Z-12132 | 12/6/88 | Paul Nee
321-323 Freeport Street, Dorchester |
| 5. | Z-12133 | 12/6/88 | Lawrence & Arlene MacDonald
16 Greenmount Street, Dorchester |
| 6. | Z-12134 | 12/6/88 | Thomas Woodruff
210-214 Washington Street, Dorchester |
| 7. | Z-12135 | 12/6/88 | Blue Hill Realty Trust
Roscoe Gorham, Trustee
120 Blue Hill Avenue, Roxbury |
| 8. | Z-12136 | 12/6/88 | James McDonagh
623 Adams Street, Dorchester |
| 9. | Z-12137 | 12/6/88 | First Foundation, Inc.
3 Herbert Street, Dorchester |
| 10. | Z-12138-12139 | 12/6/88 | Antansio Rosa
93 Barry Street & 42 Richfield Street
Dorchester |
| 11. | Z-12142 | 12/6/88 | Land Tech
11-13 Edinboro Street, Boston |
| 12. | Z-12143 | 12/6/88 | Delima Damus
1 Hartford Street, Dorchester |
| 13. | Z-12148 | 12/13/88 | Anthony Macolini
401-419 Washington Street, Brighton |
| 14. | Z-12153 | 12/13/88 | Jeffrey P. & Gayle A. Bond
14-16 St. Andrew Road, East Boston |
| 15. | Z-12154 | 12/13/88 | Beverly E. Brine
20 Maynard Street, Roslindale |
| 16. | Z-12155 | 12/13/88 | Abram M. Neloms
77-81 Mozart Street, Jamaica Plain |

BOARD OF APPEAL REFERRALS

DECEMBER 8, 1988

Hearing

- | | | | |
|-----|---------------|----------|---|
| 17. | Z-12156 | 12/13/88 | Abram M. Neloms
7 & 8 Quincy Place, Roxbury |
| 18. | Z-12157 | 12/13/88 | Karen Scammell & Roland Meijer
12 Colbert Street, Roslindale |
| 19. | Z-12158 | 12/13/88 | Gloria Taylor
27 Athelwold Street, Dorchester |
| 20. | Z-12159-12160 | 12/13/88 | Toad Ridge Nominee Trust
20 Larch Street & 97 Kenrick Street
Brighton |
| 21. | Z-12163 | 12/13/88 | 162-172 South Street Corporation
162-172 South Street, Jamaica Plain |
| 22. | Z-12165 | 12/13/88 | Norris & Patsy Harrell
223 Kennebec Street, Mattapan |
| 23. | Z-12168 | 12/13/88 | Lindall Place Trust
13 Lindall Place, Boston |
| 24. | Z-12169 | 12/13/88 | Maria DaGraca Barbosa
93A-93 Burrell Street, Roxbury |
| 25. | Z-12170 | 12/13/88 | Nancy L. Brimhall
418 Columbus Avenue, Boston |
| 26. | Z-12171 | 12/13/88 | Ronald & Margaret Taylor
41 Baldwin Street, Charlestown |
| 27. | Z-12175 | 12/13/88 | Gerrard P. Jellison
490 Cambridge Street, Allston |
| 28. | Z-12176 | 12/20/88 | J & C Associates
127-129 London Street, East Boston |
| 29. | Z-12178 | 12/13/88 | Rudolph & Wanda Celani
253 Lexington Street, East Boston |
| 30. | Z-12179-12180 | 12/13/88 | Ken Boyce
116-118 West Seventh Street, South Boston |
| 31. | Z-12181 | 12/20/88 | Frances A. Smith
7 Danny Road, Hyde Park |
| 32. | Z-12186 | 12/20/88 | Yany Nhean
454 Meridian Street, East Boston |

BOARD OF APPEAL REFERRALS

DECEMBER 8, 1988

	<u>Hearing</u>	
33. Z-12187	12/20/88	Nicholas D'Amore 3 Wiget Street, Boston
34. Z-12192	12/20/88	Carl Berkowitz 27 Walnut Street, Hyde Park
35. Z-12194	12/20/88	Dale P. Mitchell 38 Paul Gore Street, Jamaica Plain
36. Z-12197	12/20/88	B. Kimball Cleveland 746H-746 East Third Street, South Boston
37. Z-12198	12/20/88	Pierce McIntyre 16 Heathcote Street, Roslindale
38. Z-12200	12/20/88	Richard E.S. Toland 596-598 East Third Street, South Boston
39. Z-12201	12/20/88	Thomas Keiffer 69 Paul Gores Street, Jamaica Plain
40. Z-12204	12/13/88	Don Bruning 2171 Centre Street, West Roxbury
41. Z-12243	12/6/88	Clifford Edwards 50 Saxton Street, Dorchester
42. Z-12259	12/20/88	Thomas Cawley 848-850 Hyde Park Avenue, Hyde Park
43. Z-12264	12/13/88	Computune, Inc. 740 American Legion Highway, Roslindale
44. Z-12269	12/20/88	Joseph Carr 21 Ticknor Street, South Boston
45. Z-12308	12/20/88	Mercer Development Trust 4-43 Mercer Street, South Boston

Board of Appeal Referrals

12/8/88

Hearing: 12/20/88 Z-11616
Thomas C. & Virginia Stewert
39 St. John Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, two-family (R-.5)

Purpose: Legalize occupancy as three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.

Insufficient lot area, width, frontage, open space, and
off-street parking.

VOTED: In reference to petition Z-11616, Thomas C. & Virginia Stewert,
39 St. John Street, Jamaica Plain, for forbidden use and
six variances to legalize occupancy as three-family dwelling
in a residential (R-.5) district, the Boston Redevelopment
Authority recommends approval. Three-family occupancy
existing approximately twenty-five years.



Z-11616 39 ST JOHN STREET, JAMAICA PLAIN

Board of Appeal Referrals

12/8/88

Hearing: 12/13/88

Z-12083
Paul & Mary J. Redmond
16 Rockne Avenue
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect rear deck addition to two-family dwelling.

Violation(s): Insufficient rear yard.

In reference to petition Z-12083, Paul & Mary J. Redmond, 16 Rockne Avenue, Dorchester, for variance to erect rear deck addition to two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Extension of rear porch. Rear yard deficiency will not be increased.



Z-12083

16 ROCKNE AVENUE, DORCHESTER

Board of Appeal Referrals

12/8/88

Hearing: 12/6/88

Z-12129

John K. Kennedy, Trustee
1809-1813 Dorchester Avenue
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from store and office to three offices,
storage of paints and building equipment material.

Violation(s): Storage of paints and building materials is forbidden use.

VOTED: In reference to petition Z-12129, John K. Kennedy, Trustee, 1809-1813 Dorchester Avenue, Dorchester, for forbidden use for change of occupancy from store and office to three offices, storage of paints and building equipment material in a local business (L-1) district, the Boston Redevelopment Authority recommends approval with the following proviso: that the storage of paints extend to appellant only and expire upon sale, lease, rental, or other disposition of property. Contracting business existing at site for many years.



2-12129 1809-1813 DORCHESTER AVENUE, DORCHESTER

Board of Appeal Referrals

12/8/88

Hearing:

Z-12132
Paul Nee
321-323 Freeport Street
Dorchester

Site: Gas service station

District(s): Local business (L-.5)

Purpose: Change occupancy from gas station and store to same, take-out restaurant, repair shop garage.

Violation(s): Take-out restaurant and repair shop garage are conditional uses.

VOTED: In reference to petition Z-12132, Paul Nee, 321-323 Freeport Street, Dorchester, for two conditional uses for change of occupancy from gas station and store to same, take-out restaurant, and repair shop garage in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Take-out restaurant (sale of hot dogs) is inappropriate at this location. Neighborhood is strongly opposed.



Z-12132 321-323 FREEPORT STREET, DORCHESTER

Board of Appeal Referrals

12/8/88

Hearing: 12/6/88 Z-12133
Lawrence & Arlene MacDonald
16 Greenmount Street
Dorchester

Site: 2½-Story structure

District(s): Apartment (H-1)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-12133, Lawrence & Arlene MacDonald, 16 Greenmount Street, Dorchester, for two variances to legalize occupancy for two-family dwelling in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Fire-damaged structure will be restored to a viable occupancy. Predominantly multifamily neighborhood.



Z-12133 16 GREENMOUNT STREET, DORCHESTER

Hearing: 12/6/88 Z-12134
Thomas Woodruff
210-214 Washington Street
Dorchester

Site: One-story structure

District(s): Local business (L-1)

Purpose: Change occupancy from garage and sale of used cars to auto body repair shop garage and sale of used cars.

Violation(s): Repair garage is conditional use.

VOTED: In reference to petition Z-12134, Thomas Woodruff, 210-214 Washington Street, Dorchester, for conditional use for change of occupancy from garage and sale of used cars to auto body repair shop garage and sale of used cars in a local business (L-1) district, the Boston Redevelopment Authority recommends denial without prejudice. There are a number of concerns with respect to the expansion of auto-related uses at this location. Rubbish removal, hours of operation, confinement of fumes from present uses, noise level affecting abutting residential neighborhood, and the general incompatibility of the proposed use in this neighborhood. Appellant should meet with the Authority and the community to address above issues concerning the present operation.



7-12134 210-214 WASHINGTON STREET, DORCHESTER

Board of Appeal Referrals

12/8/88

Hearing: 12/6/88

Z-12135
Blue Hill Realty Trust
Roscoe Gorhan, Trustee
120 Blue Hill Avenue
Roxbury

Site: Gas service station

District(s): Local business (L-1)

Purpose: Erect one-story addition to gas service station structure.

Violation(s): Extension of nonconforming use.

VOTED: In reference to petition Z-12135, Blue Hill Realty Trust, Roscoe Gorhan, Trustee, 120 Blue Hill Avenue, Roxbury, for extension of nonconforming use to erect one-story addition to gas service station structure in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral in order to obtain site plan review. Property is located in the Quincy-Geneva subdistrict along a Boulevard Planning District in the Roxbury Interim Planning Overlay District for which site plan review is required. Primary concern is the expansion of auto-related uses along Blue Hill Avenue. Appellant should review proposal with community and Authority.



Z-12135 120 BLUE HILL AVENUE, ROXBURY

Board of Appeal Referrals

12/8/88

Hearing: 12/6/88

Z-12136
James McDonagh
623 Adams Street
Dorchester

Site: Three-story structure

District(s): Local business (L-.5)

Purpose: Enclose rear porches of three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side and rear yards.

VOTED: In reference to petition Z-12136, James McDonagh, 623 Adams Street, Dorchester, for three variances to enclose rear porches of three-family dwelling in a local business (L-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition. Enclosure does not intrude on abutting properties.



Z-12136 623 ADAMS STREET, DORCHESTER

Board of Appeal Referrals

12/8/88

Hearing:

12/6/88

Z-12137

FIRST, Inc.

3 Herbert Street

Dorchester

Site:

2½-Story structure

District(s):

Residential, two-family (R-.5)

Purpose:

Change occupancy from one-family dwelling to group residential home for 12 children.

Violation(s): Group care residence is forbidden use.

Insufficient lot area.

VOTED:

In reference to petition Z-12137, FIRST, Inc., 3 Herbert Street, Dorchester, for forbidden use and variance for change of occupancy from one-family dwelling to group residential home for 12 children in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral. Issues of management, programming and most important neighborhood review have not been adequately addressed.



7-12137 3 HERBERT STREET, DORCHESTER

Board of Appeal Referrals

12/8/88

Hearing: 1/26/88

Z-12138-12139

Antansio Rosa

93 Barry Street & 42 Richfield Street
Dorchester

Site: 2½- and 1-story structure

District(s): Residential, three-family (R-.8)

Purpose: Subdivide.

Violation(s): Insufficient lot area, width, frontage, side, and rear yards.

VOTED: In reference to petitions Z-12138-12139, Antansio Rosa, 93 Barry Street & 42 Richfield Street, Dorchester, for seven variances to subdivide in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Subdivision will provide separate lots for one residential and one commercial structure. This proposal does not provide off-street parking access for the commercial structure. Appellant should review plan with neighborhood and Authority.



Z-12138-12139 93 BARRY STREET, 42 RICHFIELD STREET, DORCHESTER

Board of Appeal Referrals

12/8/88

Hearing: 12/6/88

Z-12142
Land Tech
11-13 Edinboro Street
Boston

Site: Five-story structure

District(s): Manufacturing (M-8)

Purpose: Change occupancy from mercantile to storage, retail, and offices.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12142, Land Tech, 11-13 Edinboro Street, Boston, for change of occupancy from mercantile to storage, retail, and offices in a manufacturing (M-8) Interim Planning Overlay District, the Boston Redevelopment Authority recommends approval. The proposal has the support of the Chinatown/South Cove Neighborhood Council.



Z-12142 11-13 EDINBORO STREET, BOSTON IP0D

Board of Appeal Referrals

12/8/88

12

Hearing: 12/6/88

Z-12143
Delima Damus
1 Hartford Street
Dorchester

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose rear porches of three-family dwelling.

Violation(s): Extension of nonconforming use.

Excessive floor area ratio.

Insufficient side and rear yards.

Interim Planning Overlay District.

VOTED: In reference to petition Z-12143, Delima Damus, 1 Hartford Street, Dorchester, for extension of nonconforming use and three variances to enclose rear porches in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Property is located in the Quincy-Geneva subdistrict of the Roxbury Interim Planning Overlay District. No impact on abutting residential properties.



Z-12143 1 HARTFORD STREET, DORCHESTER IP0D

Board of Appeal Referrals

12/8/88

13

Hearing: 12/13/88 Z-12148
Anthony Macolini
401-419 Washington Street
Brighton

Site: One-story structure

District(s): Local business (L-.5)

Purpose: Change occupancy from beauty salon, take-out restaurant,
and store to same and video rental, fruit and vegetable
store, toy store, and automatic teller machine.

Violation(s): Interim Planning Overlay District.

VOTED: In reference to petition Z-12148, Anthony Macolini, 401-419 Washington Street, Brighton, for change of occupancy from beauty salon, take-out restaurant, and store to same, video rental, fruit and vegetable store, toy store, and automatic teller machine in a local business (L-.5) district, the Boston Redevelopment Authority recommends deferral. The appeal is for the change of occupancy from a beauty salon, retail sales, take-out restaurant, variety store, and textile sales to beauty salon, take-out restaurant, variety store, video rental, fruit and vegetable store, toy store, and two automatic teller machines. The property lies in the Market Street/Brighton Center/ Hospital subdistrict of the Allston-Brighton Interim Planning Overlay District. Appellant should meet with Allston-Brighton Planning and Zoning Advisory Committee.



Z-12148 401-419 WASHINGTON STREET, BRIGHTON IPOD

Board of Appeal Referrals

12/8/88

Hearing: 12/13/88 Z-12153
Jeffrey P. & Gayle A. Bond
14-16 St. Andrew Road
East Boston

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Enclose rear porch of two-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient rear yard.

In reference to petition Z-12153, Jeffrey P. & Gayle A. Bond, 14-16 St. Andrew Road, East Boston, for two variances to enclose rear porch of two-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Existing condition. Enclosure condition. Enclosure does not visually or structurally intrude upon abutting properties. Appellant has submitted petition indicating support of thirty-one neighbors.



Z-12153

14-16 ST. ANDREW ROAD, EAST BOSTON

Board of Appeal Referrals

12/8/88

Hearing: 12/13/88

Z-12154
Beverly E. Brine
20 Maynard Street
Roslindale

Site: Two-story structure

District(s): Single-family (S-.5)

Purpose: Change occupancy from one- to two-family dwelling; erect rear deck addition.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area and side yard.

VOTED: In reference to petition Z-12154, Beverly E. Brine, 20 Maynard Street, Roslindale, for three variances for change of occupancy from one- to two-family dwelling and erect rear deck addition in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval. Occupancy compatible with similar properties in the neighborhood. Deck will provide second-floor egress.



Z-12154 20 MAYNARD STREET, ROSLINDALE

Board of Appeal Referrals

12/8/88

Hearing: 12/13/88

Z-12155
Abram M. Neloms
77-81 Mozart Street
Jamaica Plain

Site: 3,722 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect three-family townhouse structure.

Violation(s): Insufficient lot area, open space, and corner traffic visibility.

VOTED: In reference to petition Z-12155, Abram M. Neloms, 77-81 Mozart Street, Jamaica Plain, for four variances to erect three-family townhouse structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Appellant must review development plans with community and address and resolve any concerns.



Z-12155 77-81 MOZART STREET, JAMAICA PLAIN

Board of Appeal Referrals

12/8/88

Hearing: 12/13/88 Z-12156
Abram M. Neloms
7 & 8 Quincy Place
Roxbury

Site: 2,602 Square feet of land

District(s): Residential, three-family (R-.8)

Purpose: Erect two-family townhouse structure.

Violation(s): Insufficient lot area.

VOTED: In reference to petition Z-12156, Abram M. Neloms, 7 & 8 Quincy Place, Roxbury, for two variances to erect two-story townhouse structure in a residential (R-.8) district, the Boston Redevelopment Authority recommends denial without prejudice. Residential use is appropriate. However, small 2,602-square-foot lot and density are concerns which appellant should review with Authority.



2-12156 78 QUINCY PLACE, ROXBURY

Board of Appeal Referrals

12/8/88

Hearing: 12/13/88 Z-12157
Karen Scammell & Roland Meijer
12 Colbert Street
Roslindale

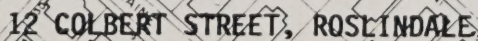
Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area, width, and frontage.

VOTED: In reference to petition Z-12157, Karen Scammell & Roland Meijer, 12 Colbert Street, Roslindale, for forbidden use and three variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval. Three-family dwelling existing prior to time of purchase in 1987. Adequate off-street parking available.



Board of Appeal Referrals

12/8/88

Hearing: 12/13/88 Z-12158
Gloria Taylor
27 Athelwold Street
Dorchester

Site: 2½-Story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is conditional use.
Insufficient lot area.

VOTED: In reference to petition Z-12158, Gloria Taylor, 27 Athelwold Street, Dorchester, for conditional use and variance for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that exterior plans be submitted to the Authority for design review approval. Predominantly multifamily neighborhood.



Z-12158

27 ATHELWOLD STREET, DORCHESTER

Board of Appeal Referrals

12/8/88

Hearing: 12/13/88 Z-12159-12160
Toad Ridge Nominee Trust
20 Larch Street & 97 Kenrick Street
Brighton

Site: One-story structure

District(s): Single-family (S-.5)

Purpose: Subdivide; erect one-family dwelling.

Violation(s): Insufficient lot area and rear yard.

VOTED: In reference to petitions Z-12159-12160, Toad Ridge Nominee Trust, 20 Larch Street & 97 Kenrick Street, Brighton, for three variances to subdivide and erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends deferral. The property lies in the Oak Square/Washington Heights subdistrict of the Allston-Brighton Interim Planning Overlay District. Creation of a substandard lot for proposed dwelling. Appellant should meet with Allston-Brighton Planning and Zoning Advisory Committee.



Z-12159-12160

20 LARCH ST., 97 KENRICK STREET, BRIGHTON

Board of Appeal Referrals

12/8/88

Hearing: 12/13/88 Z-12163
162-172 South Street Corporation
162-172 South Street
Jamaica Plain

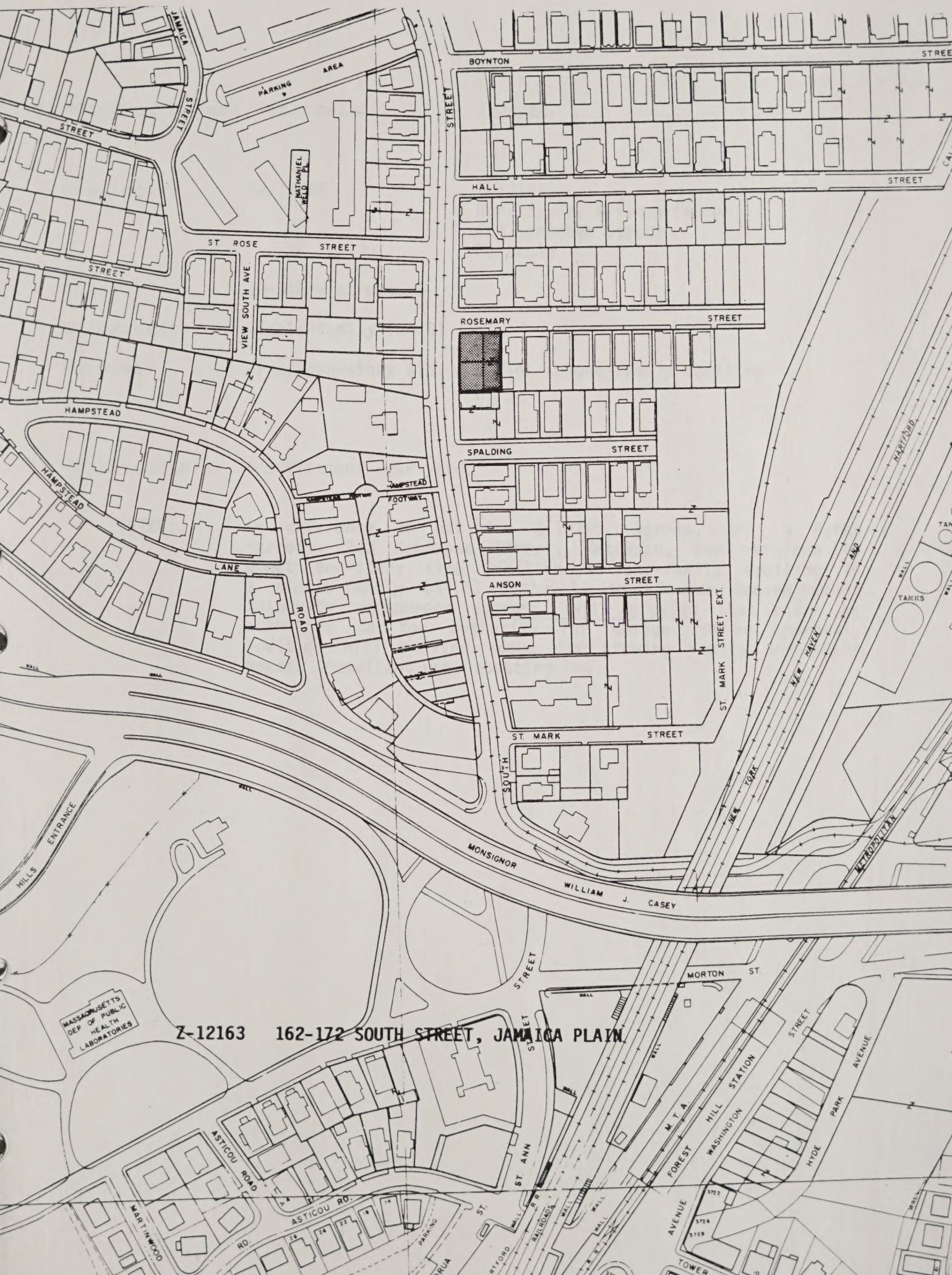
Site: One-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from veterans' post and store to three offices and two stores.

Violation(s): Retail store and agency office are forbidden uses.

VOTED: In reference to petition Z-12163, 162-172 South Street Corporation, 162-172 South Street, Jamaica Plain, for two forbidden uses for change of occupancy from veterans' post and store to three offices and two stores in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Appellant should seek community input. The site is surrounded by residential uses and is located in a residentially-zoned area. The Jamaica Plain Zoning Committee is planning a community meeting to discuss the proposed use of the site.



Z-12163 162-172 SOUTH STREET, JAMAICA PLAIN

Board of Appeal Referrals

12/8/88

22

Hearing: 12/13/88 Z-12165
Norris, Jr. & Patsy Harrell
223 Kennebec Street
Mattapan

Site: 1½-Story structure

District(s): Single-family (S-.5)

Purpose: Erect one-story side addition to one-family dwelling.

Violation(s): Insufficient rear yard.

VOTED: In reference to petition Z-12165, Norris, Jr. & Patsy Harrell, 223 Kennebec Street, Mattapan, for variance to erect one-story side addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition will provide space for growing family and their needs: Appellant owns abutting lot.



Z-12165 223 KENNEBEC STREET, MATTAPAN

23

Board of Appeal Referrals

12/8/88

Hearing: 12/13/88 Z-12168
Lindall Place Trust
Edward J. Denning, Trustee
13 Lindall Place
Boston

Site: 1,038 Square feet of land

District(s): Apartment (H-2-65)

Purpose: Erect 3½-story three-unit apartment structure.

Violation(s): Excessive floor area ratio.

Insufficient front yard and off-street parking.

VOTED: In reference to petition Z-12168, Lindall Place Trust, Edward J. Denning, Trustee, 13 Lindall Place, Boston, for three variances to erect three-unit apartment structure in an apartment (H-2-65) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Appellant initially proposed a 5½-story six-unit apartment structure. Current proposal is compatible with three- and four-story residential structures on street and has been reviewed by abutters and Beacon Hill Civic Association, which is not opposed to three units with parking on Lindall Place available by waiting list.



BASIN

CHARLESBANK

PLAYGROUND

CHARLES

RIVER PARK

STREET

ALLEN

FRUIT

STREET

PARKMAN

PARKING

CAMBRIDGE

AUTHORITY

GEO WASHINGTON

CHARLES RIVER STA.

CIRCLE

TELEPHON

13 LINDALL PL. BOSTON

2-12168

PLACE

GROVE

OVERPASS

OVERPASS

24

Board of Appeal Referrals

12/8/88

Hearing:

12/13/88

Z-12169

Maria Da Graca Barbosa

93A-93 Burrell Street

Roxbury

Site:

Three-story structure

District(s):

Local business (L-1)

Purpose:

Change occupancy from three to five apartments and store.

Violation(s):

Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

Barrier Free Access.

Interim Planning Overlay District.

VOTED:

In reference to petition Z-12169, Maria Da Graca Barbosa, 93A-93 Burrell Street, Roxbury, for forbidden use and three variances for change of occupancy from three to five apartments and store in a local business (L-1) district, the Boston Redevelopment Authority recommends deferral for further community review. Property is located in the Shirley Eustis subdistrict of the Roxbury Interim Planning Overlay District, in Dudley Street Neighborhood Initiative area. This is an existing condition. However, work was performed without permit and the conversion is not compatible with the goals and objectives of the Interim Planning Overlay District.



Z-12169

93-93A BURRELL STREET, ROXBURY IP0D

TANKS

Board of Appeal Referrals

12/8/88

Hearing:

12/13/88

Z-12170

Nancy L. Brimhall

418 Columbus Avenue

Boston

Site:

Four-story structure

District(s):

Apartment (H-2)

Purpose:

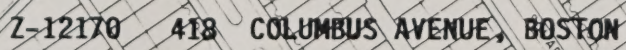
Change occupancy from two apartments and beauty salon to five apartments.

Violation(s):

Density Limitation Overlay District.

VOTED:

In reference to petition Z-12170, Nancy L. Brimhall, 418 Columbus Avenue, Boston, for conditional use for change of occupancy from two apartments and beauty salon to five apartments in an apartment (H-2) district, the Boston Redevelopment Authority recommends denial. Proposal is excessive and contrary to goals and objectives of the South End Density Limitation Overlay District.



418

COLUMBUS AVENUE, BOSTON

Board of Appeal Referrals

12/8/88

Hearing: 12/13/88 Z-12171
Ronald & Margaret Taylor
41 Baldwin Street
Charlestown

Site: Three-story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from one- to two-family dwelling; erect one-story rear addition.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and rear yard.
Excessive floor area ratio.

VOTED: In reference to petition Z-12171, Ronald & Margaret Taylor, 41 Baldwin Street, Charlestown, for forbidden use and three variances for change of occupancy from one- to two-family dwelling and erect one-story rear addition in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Occupancy compatible with predominantly two- and three-family neighborhood. Kitchen addition will be constructed at rear of second floor.



Z-12171

41 BALDWIN STREET, CHARLESTOWN

27

Board of Appeal Referrals

12/8/88

Hearing: 12/13/88 Z-12175
Gerard P. Jellison
490 Cambridge Street
Allston

Site: 2½-Story structure

District(s): Residential, two-family (R-.5)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Three-family dwelling is forbidden use.
Insufficient lot area, width, frontage.
Excessive building height.

VOTED: In reference to petition Z-12175, Gerard P. Jellison, 490 Cambridge Street, Allston, for forbidden use and four variances for change of occupancy from two- to three-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends deferral for further community input. The property lies in the Market Street/Brighton Center/Hospitals subdistrict of the Allston-Brighton Interim Planning Overlay District. Appellant should meet with Allston-Brighton Zoning Advisory Committee.



7-12175 490 CAMBRIDGE STREET, ALLSTON

Board of Appeal Referrals

12/8/88

Hearing: 12/20/88

Z-12176
J & C Associates
127-129 London Street
East Boston

Site: 3½-Story structure

District(s): Apartment (H-1)

Purpose: Change occupancy from three-family dwelling and store to five-family dwelling and store.

Violation(s): Dwelling converted for more families is forbidden use.

Insufficient lot area and open space.

VOTED: In reference to petition Z-12176, J & C Associates, 127-129 London Street, East Boston, for forbidden use and two variances for change of occupancy from three-family dwelling and store to five-family dwelling and store in an apartment (H-1) district, the Boston Redevelopment Authority recommends denial. Proposed units on the second and third floors average 400 square feet each, do not represent healthy housing stock and present undue density problems in an area that suffers from overcrowding. No available parking. Appellant seeks variances for purpose of selling structure. No apparent hardship.

Hearing: 12/13/88 Z-12178
Rudolph & Wanda Celani
253 Lexington Street
East Boston

Site: 2½-story structure (three-family dwelling)

District(s): Apartment (H-1)

Purpose: Extend first-floor apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12178, Rudolph & Wanda Celani, 253 Lexington Street, East Boston, for variance to extend first-floor apartment to basement in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval only for additional living space and bathroom for first-floor apartment. Office occupancy violation cited by Inspectional Services Department in June, 1987, to be addressed separately.



Z-12178 253 LEXINGTON STREET, EAST BOSTON

Board of Appeal Referrals

12/8/88

Hearing: 12/13/88 Z-12179-12180
Ken Boyce
116-118 West Seventh Street
South Boston

Site: Vacant land

District(s): Apartment (H-1-50)

Purpose: Combine lots; use premises for parking lot for delivery trucks.

Violation(s): Restricted parking district.
Parking lot is conditional use.

VOTED: In reference to petitions Z-12179-12180, Ken Boyce, 116-118 West Seventh Street, South Boston, for two conditional uses to combine lots and use premises for parking lot for delivery trucks in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends deferral until a parking plan is submitted and reviewed by Authority and community. Appeal application includes plot plan only. The Authority and community should have an opportunity to review a parking plan that addresses such issues as curb cut location, on-site circulation, fencing, buffering, the number of spaces proposed, and public safety of area residents. The site is located in a residential area where the Board of Appeal recently approved a 110-unit proposal. The benefits or detriments of an off-street parking lot for delivery trucks at this location needs to better be understood in the context of a neighborhood where the density and resident population is expected to dramatically increase in the near future.



Z-12179-12180

116-118

WEST SEVENTH STREET, SOUTH BOSTON

Board of Appeal Referrals

12/8/88

31

Hearing:

12/20/88

Z-12181

Frances A. Smith

7 Danny Road

Hyde Park

Site:

4,000 Square feet of land

District(s):

Single-family (S-.5)

Purpose:

Erect one-family dwelling.

Violation(s):

Insufficient lot area, width, frontage, side, and rear yards.

VOTED:

In reference to petition Z-12181, Frances A. Smith, 7 Danny Road, Hyde Park, for five variances to erect one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is compatible with surrounding properties particularly in size and style.



Z-12181 7 DANNY ROAD, HYDE PARK

Hearing: 12/20/88 Z-12186
Yany Nhean
454 Meridian Street
East Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Change occupancy from one- to two-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area and open space.
Excessive floor area ratio.

VOTED: In reference to petition Z-12186, Yany Nhean, 454 Meridian Street, East Boston, for forbidden use and three variances for change of occupancy from one- to two-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval. Proposed two-family dwelling is consistent with surrounding land uses and does not adversely impact the density of the area. Units are of reasonable square footage and will provide additional housing stock without presenting a hazard to the area or the immediate vicinity.



FALCON

BORDER

WEST EAGLE

WHITE

EUTAW

LEXINGTON

MERIDIAN

MARION

MONMOUTH

TRENTON

PRINCETON

LINE

APPROX

WALL

Z-12186 454 MERIDIAN STREET, EAST BOSTON

PUBLIC LIBRARY
EAST BOSTON
BRANCH

HIGH SCHOOL
MOUNSELL SCHOOL (EL)

ANTHONY
CHURCH OF
FATHER

Board of Appeal Referrals

12/8/88

Hearing: 12/20/88 Z-12187
Nicholas D'Amore
3 Wiget Street
Boston

Site: One-story structure

District(s): Local business (L-2-55)

Purpose: Change occupancy from grocery storage to two-family dwelling;
erect addition.

Violation(s): Insufficient lot area, open space, and rear yard.
Restricted roof structure district.

VOTED: In reference to petition Z-12187, Nicholas D'Amore, 3 Wiget Street, Boston, for conditional use and four variances for change of occupancy from grocery storage to two-family dwelling and erect addition in a local business (L-2-55) district, the Boston Redevelopment Authority recommends approval with the following proviso: that plans be submitted to the Authority for design review approval and address the following: that all exterior walls be brick faced, that windows be of a size and type appropriate to the neighborhood, that interior be redesigned as two one-bedroom apartments. North End Waterfront Neighborhood Council has reviewed proposal but has not taken an official position.



Board of Appeal Referrals

12/8/88

Hearing: 12/20/88 Z-12192
Carl Berkowitz
27 Walnut Street
Hyde Park

Site: One-story structure

District(s): Residential, two-family (R-.5)

Purpose: Erect one-story addition to iron works structure.

Violation(s): Extension of nonconforming use.
Insufficient front yard.

VOTED: In reference to petition Z-12192, Carl Berkowitz, 27 Walnut Street, Hyde Park, for extension of nonconforming use and variance to erect one-story addition to iron works structure in a residential (R-.5) district, the Boston Redevelopment Authority recommends denial. Garage for parking of trucks is inappropriate and inconsistent with residential neighborhood. No special circumstances exist to warrant granting of use. Abutter has expressed opposition.



Z-12192

27 WALNUT STREET, HYDE PARK

Board of Appeal Referrals

12/8/88

Hearing: 12/20/88 Z-12194
Dale P. Mitchell
38 Paul Gore Street
Jamaica Plain

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Legalize occupancy as three-family dwelling; enclose rear porches.

Violation(s): Excessive floor area ratio.
Insufficient side and rear yards.

VOTED: In reference to petition Z-12194, Dale P. Mitchell, 38 Paul Gore Street, Jamaica Plain, for three variances to legalize occupancy as three-family dwelling and enclose rear porches in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Existing occupancy. Kitchen expansion in rear is appropriate. Site is in an area identified as a proposed National Register Historic District by the Boston Landmarks Commission.



Z-12194 38 PAUL GORE STREET, JAMAICA PLAIN

36

Board of Appeal Referrals

12/8/88

Hearing: 12/20/88 Z-12197
B. Kimball Cleveland
746H-746 East Third Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Change occupancy from two- to three-family dwelling.

Violation(s): Dwelling converted for more families is forbidden use.
Insufficient lot area.

VOTED: In reference to petition Z-12197, B. Kimball Cleveland, 746H-746 East Third Street, South Boston, for forbidden use and variance for change of occupancy from two- to three-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends denial. Area is a heavily congested mix of two- and three-family dwellings without benefit of off-street parking. Proposed basement apartment would exacerbate this acute condition.

CHRISTOPHER J. LEE PLAYGROUND

INDEPENDENCE SQUARE

ACADIA STREET

SECOND

EAST

EAST

NAZARETH GRADE SCHOOL (GRAM.)

THIRD

CONVENT

ST. BRIGIDS CHURCH (R.C.)

NAZARETH HIGH SCHOOL

ST. MATHEW OF THE REDEEMER

FOURTH

FIFTH

SIXTH

Z-12197 746H-746W EAST THIRD STREET, SOUTH BOSTON

MONKS STREET

PETERS STREET

Board of Appeal Referrals

12/8/88

37

Hearing:

12/20/88

Z-12198

Pierce McIntyre
16 Heathcote Street
Roslindale

Site:

1½-Story structure

District(s):

Residential, two-family (R-.5)

Purpose:

Erect second-story addition to one-family dwelling.

Violation(s):

Excessive floor area ratio.

Insufficient side and rear yards.

VOTED:

In reference to petition Z-12198, Pierce McIntyre, 16 Heathcote Street, Roslindale, for three variances to erect second-story addition to one-family dwelling in a residential (R-.5) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Needed family space. Materials will match existing.



Z-12198 16 HEATHCOTE STREET, ROSLINDALE

Board of Appeal Referrals

12/8/88

Hearing: 12/20/88 Z-12200
Richard E.S. Toland
596-598 East Third Street
South Boston

Site: Two-story structure

District(s): Apartment (H-1-50)

Purpose: Legalize occupancy as two-family dwelling.

Violation(s): Insufficient lot area and open space.

VOTED: In reference to petition Z-12200, Richard E.S. Toland, 596-598 East Third Street, South Boston, for two variances to legalize occupancy as two-family dwelling in an apartment (H-1-50) district, the Boston Redevelopment Authority recommends approval. Existing condition. Compatible with similar properties in area. Structure will be substantially rehabilitated.



CHRISTOPHER J. LEE PLAYGR

INDEPENDENCE SQUARE

SOUTH
BAPTIST
CHURCH

JOSEPH TACKERMAN
SCHOOL

GASTON
SCHOOL
(EL)

Z-1220

596-598 EAST THIRD STREET, SOUTH BOSTON

MONKS
STREET

PETERS
STREET

Board of Appeal Referrals

12/8/88

39

Hearing:

12/20/88

Z-12201

Thomas Keiffer

69 Paul Gore Street

Jamaica Plain

Site:

3½-Story structure

District(s):

Residential, three-family (R-.8)

Purpose:

Enclose side porches of three-family dwelling.

Violation(s):

Excessive floor area ratio.

Insufficient side yard.

VOTED:

In reference to petition Z-12201, Thomas Keiffer, 69 Paul Gore Street, Jamaica Plain, for two variances to enclose porches of three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends deferral. Structure is of valuable historic significance and is located within a proposed National Register Historic District. Alteration of the original structure should be sensitive and carefully documented to reflect and enhance the architectural historic integrity of the building. Structure significantly enhances streetscape. Appellant should seek community input.



2-12201 69 PAUL GORE STREET, JAMAICA PLAIN

Board of Appeal Referrals

12/8/88

Hearing:

12/13/88

Z-12204

Don Bruning
2171 Centre Street
West Roxbury

Site:

1½-Story structure

District(s):

Single-family (S-.5)

Purpose:

Erect second-story addition to one-family dwelling.

Violation(s):

Insufficient side and rear yards.

VOTED:

In reference to petition Z-12204, Don Bruning, 2171 Centre Street, West Roxbury, for two variances to erect second-story addition to one-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Proposed addition is excessive and incompatible with surrounding residential area.



7-12204

2171 CENTRE STREET, WEST ROXBURY

Board of Appeal Referrals

12/8/88

Hearing: 12/6/88

Z-12243
Clifford C. Edwards
50 Saxton Street
Dorchester

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Extend first-floor apartment to basement.

Violation(s): Excessive floor area ratio.

VOTED: In reference to petition Z-12243, Clifford C. Edwards, 50 Saxton Street, Dorchester, for variance to extend first-floor apartment into basement in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that occupancy remain a three-family dwelling. Additional family space in basement.



Z-12243 50 SAXTON STREET, DORCHESTER

Board of Appeal Referrals

12/8/88

42

Hearing: 12/20/88 Z-12259
Thomas Cawley
848-850 Hyde Park Avenue
Hyde Park

Site: 5,954 Square feet of land

District(s): Single-family (S-.5)

Purpose: Erect two-family dwelling.

Violation(s): Two-family dwelling is forbidden use.

Insufficient lot area, width, frontage, side yard, and off-street parking.

VOTED: In reference to petition Z-12259, Thomas Cawley, 848-850 Hyde Park Avenue, Hyde Park, for forbidden use and six variances to erect two-family dwelling in a single-family (S-.5) district, the Boston Redevelopment Authority recommends denial without prejudice. Lot size is grossly insufficient for two-family dwelling. Appellant should review plans with community which has expressed concerns about input and traffic volume.



Z-12259 848-850 HYDE PARK AVENUE, HYDE PARK

Board of Appeal Referrals

12/8/88

Hearing: 12/13/88

43
Z-12264
Computune, Inc.
740 American Legion Highway
Roslindale

Site: Vacant land

District(s): Local business (L-.5)

Purpose: Erect six vehicle lubritorium center.

Violation(s): Lubritorium is conditional use.

Barrier Free Access.

VOTED:

In reference to petition Z-12264, Computune, Inc., 740 American Legion Highway, Roslindale, for conditional use and variance to erect six vehicle lubritorium center in a local business (L-.5) district, the Boston Redevelopment Authority recommends denial. Site abuts residential neighborhood. Proposal will increase the number of auto-related uses in the area and significantly impact traffic conditions at this major intersection of Mt. Hope Street. Strong neighborhood opposition was indicated at a public meeting.



Z-12264 740 AMERICAN LEGION HIGHWAY, ROSLINDALE

Board of Appeal Referrals

12/8/88

44

Hearing: 12/20/88

Z-12269
Joseph Carr
21 Ticknor Street
South Boston

Site: Three-story structure

District(s): Residential, three-family (R-.8)

Purpose: Erect one-story addition to three-family dwelling.

Violation(s): Excessive floor area ratio.

Insufficient side yard.

VOTED: In reference to petition Z-12269, Joseph Carr, 21 Ticknor Street, South Boston, for two variances to erect one-story addition to three-family dwelling in a residential (R-.8) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Addition will replace rear porch. No apparent impact.



Z-12269 21 TICKNOR STREET, SOUTH BOSTON

APPROXIMATE

Board of Appeal Referrals

12/8/88

Hearing: 12/20/88 Z-12308
Mercer Development Trust
4-4C Mercer Street
South Boston

Site: 4,250 Square feet of land

District(s): Apartment (H-1)

Purpose: Erect four-apartment pre-fab structure.

Violation(s): Off-street parking not allowed within front yard nor within
five feet of side lot line.

Insufficient lot area, side, and rear yards.

VOTED:

In reference to petition Z-12308, Mercer Development Trust, 4-4C Mercer Street, South Boston, for five variances to erect four-apartment pre-fab structure in an apartment (H-1) district, the Boston Redevelopment Authority recommends approval with proviso that plans be submitted to the Authority for design review approval. Proposal is compatible with residential neighborhood.



Z-12308

4-46 MERCER ST SOUTH BOSTON

